

STATE OF SOUTH CAROLINA } d/b/ GECC Financial Services VOL 64 PAGE 688
 COUNTY OF Spartanburg } C. MORTGAGE OF REAL ESTATE
 1-4-78
 1439 PAGE 601

Whereas, Jerome Bolden & Mary Bolden
(Name or names as they appear on the deed instrument)

of the County of Greenville in the State aforesaid, hereinafter called the Mortgagor, is indebted to Homemakers Loan & Consumer Discount Company, a corporation doing business under the laws of the State of South Carolina, hereinafter called Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference in the principal sum of EIGHT THOUSAND TWO HUNDRED TWENTY-FOUR 40 Dollars 100 (\$ 8224.40), GECC Financial Services P.O. Box 5353 Spartanburg, S.C. 29304

Whereas, the Mortgagee, at its option, may hereafter make additional advances to the Mortgagor, or his successor in title, at any time before the cancellation of this mortgage, which additional advance(s) shall be evidenced by the Note(s) or Additional Advance Agreement(s) of the Mortgagor, shall bear such maturity date and other provisions as may be mutually agreeable, which additional advances, plus interest thereon, attorneys' fees and Court costs shall stand secured by this mortgage, the same as the original indebtedness, provided, however, that the total amount of existing indebtedness and future advances outstanding at any one time may not exceed the maximum principal amount of Twenty thousand and $\frac{NO}{100}$ Dollars (\$20,000.00), plus interest thereon, attorneys' fees and Court costs.

Now, Know All Men, the Mortgagor in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of One Dollar (\$1.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, assigned, and released, and by these presents does grant, bargain, sell, assign, and release unto the Mortgagee, its successors and assigns the following-described property: All that piece, parcel or lot of land in the County of Greenville, State of South Carolina, containing 2.391 acres, more or less, lying on the northeast side of Boling Road as shown on plat dated December, 1974, and surveyed by Dolton & Neeves Company, Engineers, and according to said plat having the following metes and bounds: BEGINNING at an old railroad spike in the center of Boling Road as shown on said plat and running with the center of said road S. 63-55 W. 267.8 feet to an old railroad spike; thence with the curve of said road, the chord of same being N. 66-41 W. 60.1 feet to old railroad spike; thence with the center of said road 18-43 W. 296 feet to an old railroad spike; thence along Caroly B. Boling and N. 78-54 E. 404.4 feet to an old pin; thence S. 1-20 W. 264 feet to the point of beginning. This being the identical property conveyed to Jerome Bolden & Mary Bolden by Lajunana B. Suddeth by deed date 8-8-75 and recorded in volume 1022 page 503.

Cancelled
Bennie S. Tankersley
 THIS PROPERTY ALSO KNOWN AS:
 RT#13 Boling, GREENVILLE, SC.

Together with all and singular the improvements thereon and the rights, members, hereditaments and appurtenances to the same belonging or in any wise appertaining; all the rents, issues, and profits thereof (provided, however, that the Mortgagor shall be entitled to collect and retain the said rents, issues, and profits until default hereunder; and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

To Have and To Hold, all and singular the said property unto the Mortgagee, its successors and assigns forever.
 The Mortgagor covenants that he is lawfully seized of the premises herein above described in fee simply absolute (or such other estate, if any, as is stated hereinbefore), that he has good, right, and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever except: (If none, so state) NOTE, TRUST, ARNOLD & THOMSON SGLD
 Fidelity Federal S. & L.

PAID AND FULLY SATISFIED THIS 2nd DAY OF FEBRUARY OCTOBER 1978.
 HOMEMAKERS' CONSUMER LOAN AND DISCOUNT COMPANY A/K/A GECC FINANCIAL SERVICES
 VICE PRESIDENT NOTARY

The Mortgagor further covenants to warrant and forever defend all and singular the premises as herein conveyed, unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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